

**HOUSING LAND AVAILABILITY REPORT
AS AT 31st MARCH 2025**

**Nottingham City Council
November 2025**

Introduction

- 1 This report presents Nottingham City Council's assessment of its five year housing supply, based on an update of the Strategic Housing Land Availability Assessment (SHLAA) as at 31st March 2025. Trajectory information is also included.

2024 National Planning Policy Framework (NPPF)

- 2 The 2024 NPPF requires a five year supply of housing to be demonstrated. Paragraph 78 states that Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

3. With regard to the buffer referred to, 5% will be added as this is the minimum in the NPPF for all authorities to ensure choice and competition and as Nottingham City has not experienced a "significant under delivery of housing". Annual completions in the City are historically strong with annual average requirements being exceeded, including in the past 3 years.

- The Core Strategy requires 475 homes per year from April 2011 to March 2013, 880 homes per year April 2013 to March 2018, 1,190 homes per year April 2018 to March 2023 and 1,170 homes per year April 2023 to March 2025.
- The Core Strategy is now over 5 years old so from 9 September 2019 the local housing need calculated using the Government's standard methodology in use at the time of 1,149 dwellings per annum has been used. Apportioning the 2019/20 need out between before and after the

ACS was 5 years old (ie 8th September 2019) gives a housing requirement of 1,167 for 2019/20.

- The requirement for 2020/21 is 1,265 dwellings (based on 1,149pa until 16th December 2020 and 1,551pa from 17th December 2020 to 31st March 2021) based on the Standard Methodology in use at the time. The requirement for 2021/22 was 1,638 dwellings. The requirement for 2022/23 was 1,773 dwellings. The requirement for 2023/24 was 1,826 dwellings. The requirement for 2024/25 was 1,247 dwellings.
- The requirement for 2011/12 and 2013/14 was not met. The requirement for 2012/13, 2014/15, 2015/16, 2016/17, 2017/18, 2018/19, 2019/20, 2020/21, 2021/22, 2022/23, 2023/24 and 2024/5 were met.
- Despite not meeting the annual target in 2013/14, due to the economic circumstances at the time, completions have now caught up, and the 18,274 net dwellings completed between 2011 and 2025 exceeded the 13,640 dwellings of the Core Strategy Policy and above the 13,701 in the Core Strategy trajectory. Based on the Government's Standard Methodology the requirement to 2025 would be 15,456 (see Table 3).
- Thus, the requirement has been met in eleven of the last 12 years (which can be taken as an economic cycle), and completions are ahead of requirements of the Core Strategy.

Core Strategy Adopted 8 September 2014 Trajectory

4. The Core Strategy recognises the economic circumstances and weak housing market in the early years of the plan period by providing for housing provision to be delivered in 5 year tranches. Housing delivery was anticipated to be lower in the early years of the Core Strategy, increasing in the middle and later years.
5. The Core Strategy provides for a minimum net increase of 17,150 dwellings in the City between 2011 and 2028. The delivery is distributed as follows:

TABLE 1	Total in period	Annual average
2011/2013	950	475
2013/2018	4,400	880
2018/2023	5,950	1,190
2023/2028	5,850	1,170

- 6 The NPPF requires Councils to produce a trajectory setting out anticipated annual housing delivery over the Local Plan period. Trajectories are an illustration of anticipated housing delivery at a particular point in time, and are therefore reviewed annually as housing and site information is

updated. The trajectory and table are attached to this report at Appendix C.

Five-Year Land Supply Assessment

Period Covered

- 7 The assessment covers the period from **1st April 2025 to 31st March 2030**. It is therefore based on known completions data for the period to 31st March 2025.

Site Assessments

- 8 The sites for 5 dwellings or more are identified within the supply of deliverable and developable sites which have been drawn from the Strategic Housing Land Availability Assessment (SHLAA). Each site has been assessed, taking account of its availability, suitability, and deliverability for housing purposes. This has included the identification of any key planning policy (or other) constraints or designations, identification of the planning status for each site, and an assessment of the likely viability of development.
- 9 Based on the Core Strategy requirement to 14/9/19 (5 years after the Adoption of the Core Strategy) and then using the Government's Standard Methodology, the requirement from 2011 to 2028 is 19,374 (based on a requirement of 1,306pa from 31/3/2025). The total number of dwellings anticipated on all deliverable and developable sites exceeds the number needed to meet the minimum new homes up to 2028; the total difference being 4,977. (24,351 from the Cumulative Completions row in the Trajectory at Appendix C minus 19,374, the housing requirement 2011 to 2028).

Housing Land Supply Summary

- 10 The requirement for 2011 to 2025 is 15,456 (the 2011 to 2013 requirement (950) plus 100% of the 2013 to 2018 requirement (4,400) plus 20% of the 2018-23 requirement of 5,950 (1,190), plus an apportioned figure of 1,167 dwellings for 2019/20, plus 1,265 apportionment figure of the Standard Methodology figure for 20/21, plus 1,638 in 2021/22, plus 1,773 in 2022/23, 1,826 in 2023/24 and 1,247 in 2024/25. (see Table 3 below). Actual net completions between 2011 and 2025 were 18,274. This surplus of 2,818 is distributed throughout the remainder of the plan-period i.e. it is 939 per year for the period 2025 to 2028.
- 11 The Core Strategy Local Plan is now over 5 years old so from 31/3/25 the local housing need is calculated using the Government's standard methodology ie $1,306 \times 5 = 6,530$. The requirement from 2011 to 2030 is 21,986, and the supply is 27,278.

Summary of deliverable sites at 31/3/25:

Table 2. 5 Year Supply

Under Construction	3,242
Current Full Permission	2,956
Current Outline Permission	751
Prior Approval	25
Perm. awaiting Sect. 106	0
Permission in Principle	0
Local Plan Allocation	391
10 or more dwellings without planning permission (eg Nottingham City Council regeneration sites)	205
less than 10 dwellings without planning permission (eg Nottingham City Council regeneration sites)	0
Total	7,570
- Lapse Rate / non-implementation rate of 4.5% of sites not under construction (based on the Greater Nottingham Joint Methodology Report for SHLAAs Document)	195
Total	7,375

Table 3. 5 year requirement

ACS Dwelling Provision and 5 year Requirement	
	Net Dwellings
Local Plan Dwelling Provision 2011-13	950
Local Plan Dwelling Provision 2013-18	4,400
Local Plan Dwelling Provision 2018-19	1,190
Total Apportioned Dwelling Provision 2019-20	1,167
Total Dwelling Provision 2020-21	1,265
Total Dwelling Provision 2021-22	1,638
Total Dwelling Provision 2022-23	1,773
Total Dwelling Provision 2023-24	1,826
Total Dwelling Provision 2024-25	1,247
Total Provision 2011-25	15,456
Dwellings completed to March 2025	18,274
Surplus at 2025 against policy requirements (18,274 – 15,456)	2,818
Surplus per annum 2025-28	+939

Total Dwelling Provision 2025-30	6,857 (5 x 1,306 x 1.05)

Table 4. Years of supply

5 year Housing Requirement	6,857
Annual Requirement	1,371 (1,306 + 5%)
Total supply (7,375+1,679 windfall (103+103+103+685+685) inc. sites less than 5 dwellings – 50 demolitions)	9,004
Difference between supply and requirement (9,004-6,857)	+2,147
Total year's supply (9,004 / 1,371)	6.57

Sedgefield method:

5 year Housing Requirement (5 year minus surplus (6,857 -(939 x 3))	4,040
Total supply (7,375+1,679 windfall (103+103+103+685+685) inc. sites less than 5 dwellings – 50 demolitions)	9,004
Difference between supply and requirement (9,004-4,040)	+4,964
Total five year supply ((9,004/ 4,040) x 5)	11.14

12. The conclusion is, therefore, that Nottingham City has more than the required 5 year supply,

Windfall allowance

13. The NPPF (at paragraph 75) states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

14 Due to the nature of sites in a large urban area (i.e. they were mainly formerly used for non-housing uses and may become available at short notice) Nottingham has a history of large numbers of windfall sites coming forward for development. Even with the introduction of SHLAAs, which are

intended to list all sites that may be suitable for housing and are likely to be developed, windfalls are continuing to come forward in significant numbers. In the City for the first 3 years of the trajectory, an allowance of 103 dwellings pa is included to take into account dwellings on sites of less than 5 dwellings, reflecting the amount of dwellings that are normally developed each year on sites of less than 5 dwellings, including 22 dwellings pa to allow for dwellings being developed without the need for planning permission referred to as 'No-apps'(eg flats above shops), based on a three year rolling average of this type of development.

Table 5. Dwellings on sites of less than 5 dwellings including No-Apps

Table 5. Year	Dwellings on sites of less than 5 dwellings excluding No- Apps	Dwellings on No-Apps	Total
2014/15	115	22	137
2015/16	117	22	139
2016/17	122	22	144
2017/18	89	22	111
2018/19	61	22	83
2019/20	57	22	79
2020/21	65	22	87
2021/22	68	22	90
2022/23	82	22	104
2023/24	82	22	104
2024/25	70	22	92
10 year Average	81.3	22	103.3

15. Based on 10 years of past trends a windfall allowance of 685 dwellings per annum from year 4 onwards is used, this is based on workings in the Greater Nottingham Joint Methodology Report for SHLAAs Document – City Appendix¹. This is a change in methodology from the previous years because there is more established time series data. This brings the methodology into line with the other Greater Nottingham authorities.

Table 6. Past windfall figures

Time Period	Average Windfall Completions
--------------------	---

¹ <https://www.gnplan.org.uk/media/3371771/shlaa-joint-methodology-report.pdf>

2014/15	80
2015/16	301
2016/17	382
2017/18	580
2018/19	733
2019/20	471
2020/21	648
2021/22	740
2022/23	829
2023/24	1201
2024/25	970
Total 10 yrs	6855
Average over 10 years	685.5

Developable sites

16. The requirement of the NPPF is to identify sites for years 6 to 10 and, if possible, years 11 to 15. Including dwellings on deliverable sites which are anticipated to continue to deliver housing from 2030 (30), sites have been identified for 7,600 (7570+30) dwellings. (see Appendix B).
17. For years 6-10 (2030-2035) 9,516 net dwellings are anticipated (including 6,409 identified dwellings ie non windfall). This compares with 6,530 required by the local housing need calculated using the Government's standard methodology.
- 18 Preparation of a new Strategic Plan for Greater Nottingham is at the Publication Stage, covering the period 2023 to 2041. From 2025 to 2041 there are a predicted 9,214 windfalls and 160 demolitions and an assumption of 483 dwellings on sites where planning permission is not implemented/lapsed, so that the total expected net completions is 23,075 from 2025 to 2041. Including 3,920 net completions 2023 to 2025 the supply from 2023 to 2041 is 26,995
19. The Government's Standard Methodology requirement (Dec 2024) from 2023 to 2041 is 22,446 dwellings (1,247 x18) and there is a projected supply of 26,995 dwellings giving a surplus of 4,549 dwellings. The Government's Standard Methodology requirement (May 2025) from 2023

to 2041 is 23,508 dwellings (1,306 x 18) and there is a projected supply of 26,995 dwellings giving a surplus of 3,487 dwellings. The housing target in the Strategic Plan 2023-41 is 26,690, so supply exceeds requirement by 305 dwellings (26,995-26,690). There will be a Standard Methodology requirement 2025 to 2041 of 20,896 (1,306 x 16), so supply exceeds requirement by 1,874 dwellings (22,770-20,896).

The housing target in the Strategic Plan for 2025 to 2041 would be 22,770 (26,690 – 3,920), so supply exceeds requirement by 305 (23,075-22,770).

Schedules of sites

20. The full schedule of sites which are considered to be deliverable within the period from 1st April 2025 to 31st March 2030 is set in Appendix A. Appendix B contains a list of developable sites in the SHLAA, i.e. those where it is unlikely that housing will be under construction by 2030 but there is a reasonable prospect of their doing so by 2041. Development on the sites listed in Appendices A and B forms the basis of the housing trajectory (see Appendix C).
21. For student housing developments the Government has issued guidance (Paragraph 34 of the Planning Practice Guidance on Housing supply and delivery (22 July 2019)) as to how they should contribute to completions. In order to calculate the amount of units created in a scheme the Council will use the following calculation:
Studios counted as 1 unit, but for clusters of flats the calculation is based on the total number of cluster bedspaces divided by the national average student household size (2.4).
22. Further details on the majority of the sites, i.e. those that were in the SHLAA last year, can be found in the SHLAA report.

Appendix A: Schedule of Deliverable Sites (as at 31st March 2025)

Sites Under-Construction at 31st March 2025

SHLAA	Site name	Latest planning application reference no.	Deliverable 2025 to 2030	Developable 2030 to 2035	Developable 2030 to 2041	Total 2025 to 2041
23	Furniture Store, Sherwin Road, off Lenton Boulevard	22/01745/PFUL3	34	0	0	34
241	Beckhampton Road - Fomer Padstow School Detached Playing Field	21/01547/PFUL3	42	0	0	42
243	Ridgeway - Former Padstow School Detached Playing Field,	21/02507/PFUL3	38	0	0	38
244	Eastglade Road - Former Padstow School Site	21/02506/PFUL3	258	0	0	258
346	Canal Quarter - Island Site, Manvers Street	18/01354/POUT	906	0	0	906
440	Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way	19/02811/PFUL3	33	0	0	33
458	Boots, Thane Road	14/02038/POUT	207	0	0	207
506	Beechdale Road - South of Former Co-op Dairy	21/02493/pful3	17	0	0	17

521	Traffic Street Site, Traffic Street	21/01004/PFUL3	165	0	0	165
527	Canal Quarter - Waterway Street, Traffic Street	22/00188/PFUL3	227	0	0	227
549	Clifton West, Hawksley Gardens	18/00056/POUT4	265	0	0	265
1119	Hyson Green Community Centre, St Pauls Avenue	17/00931/PFUL3	12	0	0	12
1787	Ruddington Lane - Rear of 107-127	23/01649/PNMA	9	0	0	9
1910	Radford Road - Former Basford Gasworks	21/01786/PFUL3	101	0	0	101
2039	1 King Edward Court, King Edward Street	21/01033/PFUL3	357	0	0	357
2206	6 Victoria Street, NG1 2EW	20/00980/PFUL3	22	0	0	22
2257	85 Arnold Road	18/01703/PACPD	50	0	0	50
2389	21 Carlton Road, Nottingham NG3 2D	17/00861/PFUL3	6	0	0	6
2434	2A Sherwood Rise, Nottingham	18/01887/PACPD	6	0	0	6

2497	Springfield House, 180 Hucknall Lane, Nottingham, NG6 8AJ	16/01051/PFUL3	6	0	0	6
2521	Units 1 2 3 4 7 And 9, Radmarsh Road, Nottingham	19/02325/PFUL3	135	0	0	135
2563	5 - 17 Huntingdon St, 387-391 Alfred St North And Land Off Kilbourn Street Nottingham	21/00632/PFUL3	210	0	0	210
2579	Sherwood Library, Spondon Street , Nottingham NG5 4AB	20/02688/PFUL3	41	0	0	41
2622	British Waterways Building Castle Wharf	21/02662/PFUL3	95	0	0	95
	TOTAL		3242	0	0	3242

Full Planning Permissions at 31st March 2025

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2025 to 2030	Developable 2030 to 2035	Developable 2030 to 2041	Total 2025 to 2041
226	Highbury Road - Former Henry Mellish School Site	19/01270/PFUL3	45	0	0	45
253	Arnside Road - Former Chronos Richardson	22/00675/PFUL3	110	0	0	110
279	Eagle Press island site, Robin Hood Way	19/00937/PFUL3	42	0	0	42
347	Canal Quarter - Crocus Street Southpoint (66-68 London Rd)	23/00213/PFUL3	131	0	0	131
442	Chingford Road Playing Field, Wigman Road	22/02157/PFUL3	130	0	0	130
510	Industrial bdgs on Kyme & Baldwin St, Denman St	25/00759/PFUL3	124	0	0	124
524	Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way	19/02663/PFUL3	352	30	0	382

536	Pemberton Street	23/01690/PFUL3	48	0	0	48
669	1 Brook Street	22/02002/PNMA	395	0	0	395
1872	1 Hockley	22/00833/pful3	6	0	0	6
2018	Adam Court (prev. Mayfair Court) North Gate	22/00575/PFUL3	58	0	0	58
2427	Middletons, Trowell Road, Nottingham, NG8 2DH	23/01803/PNMA	13	0	0	13
2455	1 Wallet Street, Nottingham, NG2 3EL	19/02552/PFUL3	141	0	0	141
2510	96-100 North Sherwood Street, NG1 4EE	24/00558/PFUL3	8	0	0	8
2543	Oakdene Residential Unit, 10 Woodborough Road, Nottingham NG3 1AZ	22/00676/PFUL3	24	0	0	24
2545	28-28A Magdala Road Nottingham NG3 5DF	20/01918/PFUL3	4	0	0	4
2562	50 Main Street, Nottingham, NG6 8EW	22/01605/PFUL3	18	0	0	18
2570	203A Ilkeston Road, Nottingham, NG7 3FW	24/00292/PNMA	94	0	0	94
2590	273 Castle Boulevard Nottingham, NG7 1HA	20/02298/PFUL3	14	0	0	14
2591	Blenheim Mount, St Anns Hill, Nottingham NG3 4LA	21/02374/PFUL3	6	0	0	6
2597	21 Bestwood Park Drive West, Nottingham , NG5 5EJ	21/02723/PFUL3	9	0	0	9
2600	11-13 First Floor, Thurland Street, Nottingham NG1 3DR	21/02741/PFUL3	26	0	0	26
2602	The Plough Inn, 17 St Peters Street Nottingham NG7 3EN	21/01510/PFUL3	13	0	0	13
2605	Chaddesden House 77 Talbot Street, Nottingham NG1 5GN	21/02417/PFUL3	202	0	0	202
2606	19 Malvern Road, Nottingham, NG3 5GZ	22/00780/PFUL3	3	0	0	3
2607	419 Nottingham Road, Nottingham, NG6 0FB	22/01530/PFUL3	4	0	0	4
2608	30-32 Goose Gate, Nottingham, NG1 1FF	21/02586/PFUL3	25	0	0	25
2610	296 And 296A Broxtowe Lane, Nottingham, NG8 5NB	22/01833/PFUL3	7	0	0	7
2611	Madison Court, Estates Office, Derwent Way Nottingham, NG7 2EG	22/01615/PFUL3	8	0	0	8
2612	38-46 Goose Gate, Nottingham, NG1 1FF	21/01479/PFUL3	67	0	0	67
2619	Land South East Of 95 Faraday Road, Nottingham NG7 2DU	22/01671/PFUL3	12	0	0	12
2620	15 - 17 Stoney Street, Nottingham	23/01446/PFUL3	10	0	0	10
2628	Rear of 70-74 St James's Street	22/02458/PFUL3	11	0	0	11

2629	Land to rear of Adam, Burton and Carlton House	24/00076/PFUL3	260	0	0	260
2631	159 Hucknall Road, Nottingham, NG5 1FD	22/01525/PFUL3	11	0	0	11
2632	672 - 678 Woodborough Road, Nottingham, NG3 5FS	23/00180/PFUL3	5	0	0	5
2633	29 Addison Street, Nottingham, NG1 4HB	22/00779/PFUL3	29	0	0	29
2634	122 - 132 North Sherwood Street, Nottingham	23/00214/PFUL3	3	0	0	3
2635	67 - 69 Hounds Gate, Nottingham, NG1 6BB	21/02448/PFUL3	11	0	0	11
2637	13-15 St James's Street, Nottingham, NG1 6FH	21/00088/PFUL3	2	0	0	2
2638	57 Wiverton Road, Nottingham, NG7 6NQ	23/00502/PFUL3	6	0	0	6
2639	172 Southchurch Drive, Nottingham NG11 8AD	23/00997/PFUL3	6	0	0	6
2640	Shell For 50 To 52 And 52A Long Row, Nottingham NG1 6JB	22/00411/PFUL3	11	0	0	11
2641	19 Regent Street, Nottingham NG1 5BS	23/01259/PFUL3	6	0	0	6
2644	3 Porchester Road, Nottingham, NG3 6JH	23/01654/PFUL3	8	0	0	8
2645	8 Clinton Terrace, Derby Road, Nottingham, NG7 1LY	22/00587/PFUL3	15	0	0	15
2648	114 Raleigh Street, Nottingham, NG7 4DJ	21/00790/PFUL3	17	0	0	17
2650	62A Arnold Road, Nottingham	23/00575/PFUL3	7	0	0	7
2651	Land Southeast Of Park View Court, Bath Street, Nottingham	23/01379/PFUL3	26	0	0	26
2653	The Douglas Bar, 191 Alfreton Road, Nottingham	22/01976/PFUL3	25	0	0	25
2654	86 And Flat Over Radford Road, Nottingham	22/00964/PFUL3	12	0	0	12
2655	Car Park At Western Junction Of Gamble Street, Nottingham	22/02435/PFUL3	10	0	0	10
2657	2A Triumph Road, Nottingham	22/00001/PFUL3	90	0	0	90
2664	54-60 Lower Parliament Street, Nottingham, NG1 3BA	23/00044/PFUL3	33	0	0	33
2665	104-106 Upper Parliament Street Nottingham NG1 6LF	23/01672/PFUL3	28	0	0	28
2666	1 Lennox Street, Nottingham, NG1 1EX	23/01989/PFUL3	21	0	0	21
2667	The Bakersfield Public House Oakdale Road Nottingham NG3 7EJ	23/01444/PFUL3	21	0	0	21
2668	10 Alpine Street Nottingham Nottingham City NG6 0HS	24/00978/PFUL3	20	0	0	20
2671	78 Basford Road Nottingham NG6 0JL	22/02442/PFUL3	12	0	0	12
2673	45 Mansfield Road, Nottingham, Nottingham City, NG1 3FH	24/01445/PFUL3	16	0	0	16

2677	69A Upper Parliament Street, Nottingham, Nottingham City, NG1 6LD	23/01580/PFUL3	6	0	0	6
2678	17A Market Street, Nottingham, Nottingham City, NG1 6HY	24/00202/PFUL3	9	0	0	9
2679	Ortzen Court, Ortzen Street, Nottingham, Nottingham City, NG7 4BF	23/00711/PFUL3	20	0	0	20
2680	14-18 St Marys Gate, Nottingham, Nottingham City, NG1 1PF	23/02110/PFUL3	9	0	0	9
2681	88-90 North Sherwood Street, Nottingham, Nottingham City, NG1 4EE	24/00539/PACPD	8	0	0	8
2684	10-12 Lister Gate, Nottingham, NG1 7DD	24/00488/PFUL3	7	0	0	7
2685	15-17 King Street Nottingham Nottingham City NG1 2AY	24/00538/PFUL3	6	0	0	6
2688	176 Arnold Road, Nottingham, NG5 1NJ	22/02270/PFUL3	5	0	0	5
2689	First Floor And Second Floor, 6 - 8 Lower Parliament Street, NG1 3DA	23/00329/PFUL3	5	0	0	5
2690	Site Of Garages South Of 20 Church Street Old Basford Nottingham	23/01769/PFUL3	5	0	0	5
	TOTAL		2956	30	0	2986

Outline Planning Permissions at 31st March 2025

SHLA A Site No.	Site name	LAPP Ref	Latest planning application reference no.	Deliverabl e 2025 to 2030	Developabl e 2030 to 2035	Developabl e 2030 to 2041	Total 2025 to 2041
141	Alfreton Road - Forest Mill	SR34	22/00045/PFUL 3	493	0	0	493
2598	231 Ilkeston Road, Nottingham, NG7 3FX		21/01494/POUT	9	0	0	9
2604	10 - 26 Union Road And 3 St Marks Street Nottingham, NG3 1FH		21/00085/POUT	249	0	0	249
	TOTAL			751	0	0	751

Prior Approvals at 31st March 2025

SHLAA Site No.	Site Name	Latest planning application reference no.	Deliverable 2025 to 2030	Developable 2030 to 2035	Developable 2030 to 2041	Total 2025 to 2041
2649	12 - 18 Friar Lane, Nottingham, NG1 6DQ	21/01752/PACPD	10	0	0	10
2670	88-90 And 92-94 North Sherwood Street Nottingham NG1 4EE	24/02015/PACPD	15	0	0	15
TOTAL			25	0	0	25

Sites where planning permission is awaiting the signing of a Section 106 agreement (as at 31st March 2025)

SHLAA Site No.	Site name	Planning application reference no.	Deliverable 2024 to 2029	Developable 2029 to 2034	Developable 2029 to 2041	Total 2024 to 2041

Other Local Plan Allocations without permission at 31st March 2025

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2025 to 2030	Developable 2030 to 2035	Developable 2030 to 2041	Total 2025 to 2041
1759	Farnborough Rd - Former Fairham Comprehensive School	SR51	184	0	0	184
1760	Edwards Lane - Former Haywood School Detached Playing Field	SR09	150	0	0	150
1962	Piccadilly - Former Henry Mellish School Playing Field	SR10	57	0	0	57
	TOTAL		391	0	0	391

Permission in Principle at 31st March 2025

SHLAA Site No.	Site name	Reference No.	Deliverable 2024 to 2029	Developable 2029 to 2041	Total 2024 to 2041
	NONE				

Other Deliverable Sites at 31st March 2025 (ie delivery expected 0-5 years)

Site name	Application Ref		Deliverable 2025 to 2030	Developable 2030 to 2035	Developable 2030 to 2041	Total 2025 to 2041
31 Curzon Street/185-191 Huntingdon Street	19/02337/PFUL3	10 or more dwellings without planning permission	63	0	0	63
Chalfont Drive - Former Government Buildings	09/02049/POUT	10 or more dwellings without planning permission	104	0	0	104
Between Cowan Street and Beck Street	18/00565/POUT	10 or more dwellings without planning permission	38	0	0	38
TOTAL OF OTHER DELIVERABLE SITES			205	0	0	205
TOTAL OF ALL DELIVERABLE SITE			7570	30	0	7600

Appendix B: Schedule of Developable Sites (ie delivery anticipated beyond 5 years)(as at 31st March 2025)

SHLAA Reference	Local Plan Part 2 Ref:	Site Name/Address	Reporting Status	Planning Application Reference (as at 31st March 2025)	Developable 2030 to 2035	Developable 2030 to 2041	Total 2025 to 2041
96		Corner of Nottingham Rd, Lincoln St, 450-452 Nottingham Road Old Basford	10 or more dwellings without planning permission	18/01382/PFUL3	30	0	30
138		Disused garage, Ilkeston Road, Opposite Cobden St	10 or more dwellings without planning permission		30	0	30
256	SR04	Area between Linby Street and Filey street and to Main Street	Local Plan Allocation		0	0	0
271		Millennium Garage, 565 And 567 Woodborough Rd, Nottingham, NG3 5GG	10 or more dwellings without planning permission	18/00183/POUT	55	0	55
326	SR73	Waterside - Daleside Road, Trent Lane Basin,	Local plan allocation	16/01542/PRES4	350	0	350
380	SR17	Haydn Rd/Hucknall Rd - Severn Trent Water Depot	Local Plan Allocation		70	0	70
382	SR39	Derby Road - Former Hillside Club, Leengate	Local Plan Allocation		40	0	40
390	SR36	Salisbury Street	Local plan allocation	16/00815/POUT	21	0	21
407		Site of the Wilford Public House, Gritley Mews	10 or more dwellings without planning permission		15	0	15
429		Victoria Works, Cairns Street	10 or more dwellings without planning permission	23/02062/PFUL3	350	0	350
431		Marco Island, Huntingdon Street	Perm. awaiting Sect. 106	17/00893/PFUL3	25	0	25
516	SR72	Waterside - Freeth Street	Local Plan Allocation		275	150	425
525	SR61	Canal Quarter - Queens Rd, East of Nottingham Station, Queens Road	10 or more dwellings without planning permission	24/00290/pful3	200	0	200
529	SR65	Canal Quarter - Arkwright Street East	Current full permission	19/00936/PFUL3	376	0	376

540	SR56	Creative Quarter - Bus Depot, Lower Parliament St	Local Plan Allocation		135	0	135
545	SR69	Waterside - Iremonger Road, London Road	Local Plan Allocation		125	0	125
658		Charles II Public House, Bestwood Park Drive West	Less than 10 dwellings without planning permission	21/00165/PFUL3	9	0	9
702	SR48	Sturgeon Avenue - The Spinney	Local Plan Allocation		36	0	36
1579	SR31	Robin Hood Chase, St Ann's Well Road	Local Plan Allocation		14	0	14
1630	SR32	Carlton Road - Castle College	Local Plan Allocation	23/01018/PFUL3	55	0	55
1638	SR70	Waterside - Cattle Market, Cattle Market Road	Local Plan Allocation		65	0	65
1639	SR71	Waterside - Meadow Lane	Under Construction	18/01570/PFUL3	525	0	525
1680		Burrows Court / Site of Red Cow Public House, Windmill Lane	Current full permission	17/00648/PFUL3	56	0	56
1963	SR53	Royal Quarter - Burton St, Guildhall, Police Station and Fire Station	Local Plan Allocation	25/01609/PFUL3	400	0	400
1998		1, 1A & 3 And 3A Canning Chambers, Canning Circus	10 or more dwellings without planning permission		10	0	10
2022		Maville House, Maville Works, Beech Avenue	10 or more dwellings without planning permission	21/01934/PFUL3	36	0	36
2154		The Irwin Business Centre, Church St, Old Basford	10 or more dwellings without planning permission	19/00558/PFUL3	24	0	24
2231		Land to rear of 129-137 Ruddington Lane	less than 10 dwellings without planning permission		8	0	8
2233		Former Elms School, off Cranmer Street	10 or more dwellings without planning permission	21/02430/PFUL3	75	0	75
2242		Between Rick St & Howard St off Glasshouse St, NG1 3LP	10 or more dwellings without planning permission	22/00735/PFUL3	139	0	139
2259	SR58	Broad Marsh (INC Maid Marian Way-College Site)	Local Plan Allocation		625	375	1000

2326		Site Of Plumblin Displays' Faraday Road, Nottingham	10 or more dwellings without planning permission	18/00330/PFUL3	13	0	13
2334		26 - 28 Corporation Oaks, Nottingham NG3 4JY	Less than 10 dwellings without planning permission	20/01129/PFUL3	3	0	3
2443		Shell for Southglade Convenience Store and Notts Cars, Southglade Road, Nottingham, NG5 5GF	10 or more dwellings without planning permission	18/01215/PFUL3	23	0	23
2448		267A Trowell Road, Nottingham, NG8 2FE	10 or more dwellings without planning permission	18/02221/PREAPP	10	0	10
2452		Site Of John Barleycorn, Nuthall Road , Nottingham	10 or more dwellings without planning permission	19/01905/PFUL3	15	0	15
2453		St Peters Court, St Peters Street , Nottingham	10 or more dwellings without planning permission	18/02220/PREAPP	81	0	81
2475		228 Cinderhill Road, Nottingham, NG6 8SB	Less than 10 dwellings without planning permission	18/01367/PFUL3	6	0	6
2501		Land Adjacent 28 Union Road Nottingham	10 or more dwellings without planning permission	19/00557/PFUL3	23	0	23
2505		103-105 Derby Road, NG1 5BB	Less than 10 dwellings without planning permission	19/01081/PFUL3	6	0	6
2520		Land Adjacent To Southwell Hall, Jubilee Campus, Triumph Road, Nottingham	10 or more dwellings without planning permission	19/02650/PFUL3	112	0	112
2525		Huntingdon House, 278-290 Huntingdon Street	10 or more dwellings without planning permission	18/02277/PREAPP	100	0	100

2528		S And N Fashions, Damad House, 490 Radford Road	10 or more dwellings without planning permission	23/02055/PFUL3	92	0	92
2529		St James Hotel Conference Centre Rutland Street Nottingham	10 or more dwellings without planning permission	19/01957/PFUL3	12	0	12
2530		1-3 Herbert Road, Nottingham, NG5 1BS	Less than 10 dwellings without planning permission	19/02125/PFUL3	6	0	6
2540		45, 47, 47A And 49 Russell Road, Nottingham, NG7 6HD	Less than 10 dwellings without planning permission	20/00715/POUT	6	0	6
2541		1 Newcastle Terrace Nottingham NG7 1LS	Less than 10 dwellings without planning permission	20/00731/PFUL3	8	0	8
2542		Whitefriars House 25 Friar Lane Nottingham NG1 6DA	Less than 10 dwellings without planning permission	20/00798/PFUL3	7	0	7
2548		2 First Avenue Forest Fields, Nottingham, NG7 6JL	Prior Approval	20/02140/PACPD	5	0	5
2551		Palmerston House, Mount Street	10 or more dwellings without planning permission	20/01806/PREAPP	61	0	61
2556		106 Mansfield Road Nottingham NG1 3HD	Less than 10 dwellings without planning permission	20/02369/PFUL3	7	0	7
2557		Angelace House Holland Street Nottingham NG7 5DS	10 or more dwellings without planning permission	20/00746/PFUL3	14	0	14
2559		The Elm Tree 53 Beech Avenue, NG7 7LR	Less than 10 dwellings without planning permission	20/01505/PFUL3	8	0	8
2568		Beech Avenue, Nottingham, NG7 7LU	Less than 10 dwellings without planning	21/01150/PFUL3	7	0	7

			permission				
2569		Site Of 10 Raleigh Street, Nottingham, NG7 4DD	10 or more dwellings without planning permission	20/02128/PFUL3	14	0	14
2571		22-26 Lister Gate, Nottingham, NG1 7DD	10 or more dwellings without planning permission	20/02686/PFUL3	96	0	96
2576		Central Library, 3 Angel Row, Nottingham, NG1 6HP	10 or more dwellings without planning permission	24/01329/PFUL3	87	0	87
2578		157 Commercial Road, Nottingham NG6 8HT	10 or more dwellings without planning permission	20/00789/PFUL3	11	0	11
2586		5 Herbert Road Nottingham, NG5 1BS	Less than 10 dwellings without planning permission	21/00813/PFUL3	6	0	6
2593		Western Village, University of Nottingham Campus	10 or more dwellings without planning permission		200	0	200
2623		St Albans/Colston	10 or more dwellings without planning permission		30	0	30
2624		St. Francis Church, Southchurch Drive, Clifton	10 or more dwellings without planning permission		48	0	48
2625		117 Canal Street	10 or more dwellings without planning permission		18	0	18
2626		Ayr Street	10 or more dwellings without planning permission		20	0	20

2627		Clifton Young Person Centre	10 or more dwellings without planning permission		12	0	12
2647		Debenhams, 36-44 Long Row	10 or more dwellings without planning permission		263	0	263
2656		16B Lower Parliament Street (Peacocks/Poundland)	Current full permission	22/00889/PFUL3	73	0	73
2658	SR62	Unity Square Phase 2	10 or more dwellings without planning permission		590	0	590
2659		Karlshruhe House	10 or more dwellings without planning permission		53	0	53
2660		Former John Carroll Leisure Centre	10 or more dwellings without planning permission		31	0	31
2661		Highbury Vale Community Centre	10 or more dwellings without planning permission		16	0	16
2662		Former PRU, Thorneywood	10 or more dwellings without planning permission		12	0	12
TOTAL					6379	525	6904

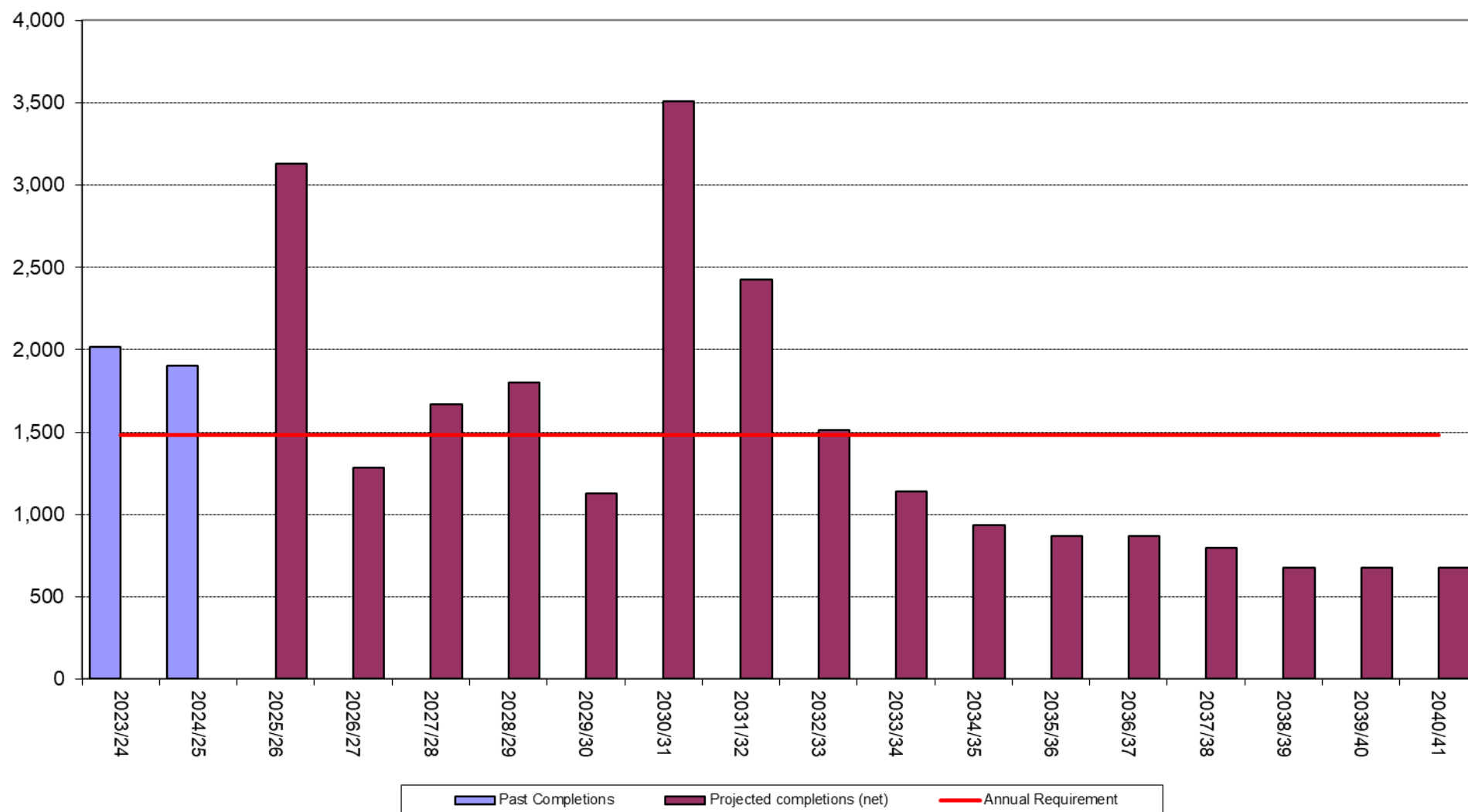
Appendix C: Housing Trajectory for Nottingham City

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2023/41
Past Completions (net)	2,015	1,905	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,920
Completions on Sites			3112	1228	1612	1162	456	2957	1827	870	485	270	200	200	125	0	0	0	14504
Windfall allowance inc less than 5 dwellings			103	103	103	685	685	685	685	685	685	685	685	685	685	685	685	685	9214
Demolitions			10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	160
Lapsed 4.5% of dwellings on sites not under construction)			78	40	37	36	5	125	74	31	22	12	9	9	6	0	0	0	483
Projected completions (net)			3,127	1,281	1,668	1,801	1,126	3,507	2,428	1,514	1,138	933	866	866	794	675	675	675	23,075
Cumulative Completions	2,015	3,920	7,047	8,328	9,997	11,798	12,924	16,431	18,859	20,372	21,511	22,443	23,309	24,175	24,970	25,645	26,320	26,995	26,995
PLAN - Annual Housing Target	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	1,483	26,690
PLAN - Housing Target (cumulative)	1,483	2,966	4,449	5,932	7,415	8,898	10,381	11,864	13,347	14,830	16,313	17,796	19,279	20,762	22,245	23,728	25,211	26,694	26,690
MONITOR - No. dwellings above or below cumulative housing target	532	954	2,598	2,396	2,582	2,900	2,543	4,567	5,512	5,542	5,198	4,647	4,030	3,413	2,725	1,917	1,109	301	301

The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports.

Purpose-built student units (dwellings) are included in the figures, including the Aligned Core Strategies strategic allocation, in line with current Department for Communities and Local Government definitions.

Housing Trajectory - Nottingham City (net completions)



Appendix D

Comparison of actual completions against adopted plan at year-end (e.g. 31/3/1998 for 1997/98)

April to March	Gross comps exc. Student dwellings	Demolitions	Net comps exc. Student dwellings	Student dwellings (net)	Net comps inc. student dwellings	Nottm Local Plan (400 p.a. Gross 1991 to 2011) adopted Oct 1997***			Structure Plan (925 p.a. Net 2001 to 2021) adopted Feb 2006			Regional Plan (1,000 p.a. Net 2006 to 2026) adopted March 2009			Aligned Core strategy (475 p.a. Net 2011 to 2013, 880 Net 2013 to 2018) adopted September 2014			The need based on apportioning the Government's standard methodology from 9 September 2019		
						Required (cumulative)	Actual**	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required
1997-98	380	-	-	-	-	2,800	3,713	913	-	-	-	-	-	-	-	-	-	-	-	-
1998-99	414	-	-	-	-	3,200	4,127	927	-	-	-	-	-	-	-	-	-	-	-	-
1999-2000	473	-	-	-	-	3,600	4,600	1,000	-	-	-	-	-	-	-	-	-	-	-	-
2000-01	373	13	360	6	366	4,000	4,973	973	-	-	-	-	-	-	-	-	-	-	-	-
2001-02	1140	22	1,118	6	1,124	4,400	6,113	1,713	-	-	-	-	-	-	-	-	-	-	-	-
2002-03	808	22	786	279	1,065	4,800	6,921	2,121	-	-	-	-	-	-	-	-	-	-	-	-
2002-03	1124	21	1,103	229	1,332	5,200	8,045	2,845	-	-	-	-	-	-	-	-	-	-	-	-
2004-05	1254	200	1,054	132	1,186	5,600	9,299	3,699	-	-	-	-	-	-	-	-	-	-	-	-
2005-06	1453	399	1,054	1,003	2,057	-	-	-	4,625	5,115	490	-	-	-	-	-	-	-	-	-
2006-07	1574	256	1,318	205	1,523	-	-	-	5,550	6,433	883	-	-	-	-	-	-	-	-	-
2007-08	1382	110	1,272	88	1,360	-	-	-	6,475	7,705	1,230	-	-	-	-	-	-	-	-	-
2008-09****	573	36	537	213	750	-	-	-	-	-	-	3,000	3,633	633	-	-	-	-	-	-
2009-10	789	136	653	259	912	-	-	-	-	-	-	4,000	4,545	545	-	-	-	-	-	-
2010-11	476	258	218	96	314	-	-	-	-	-	-	5,000	4,859	-141	-	-	-	-	-	-
2011-12	279	301	-22	444	422	-	-	-	-	-	-	6,000	5,281	-719	-	-	-	-	-	-
2012-13*	369	60	309	490	799	-	-	-	-	-	-	-	-	-	950	1,221	271	-	-	-
2013-14*	524	358	166	297	463	-	-	-	-	-	-	-	-	-	1,830	1,684	-146	-	-	-
2014-15	662	4	658	364	1,022	-	-	-	-	-	-	-	-	-	2,710	2,706	-4	-	-	-
2015-16	748	7	741	206	947	-	-	-	-	-	-	-	-	-	3,590	3,653	63	-	-	-
2016-17	677	643	34	940	974	-	-	-	-	-	-	-	-	-	4,470	4,627	157	-	-	-
2017-18	798	20	778	615	1393	-	-	-	-	-	-	-	-	-	5,350	6,020	670	-	-	-
2018-19	889	21	868	588	1456	-	-	-	-	-	-	-	-	-	6,540	7,476	936	-	-	-
2019-20	1154	10	1144	662	1806	-	-	-	-	-	-	-	-	-	7,730	9,282	1,552	7,707	9,282	1,575
2020-21	676	3	673	734	1407	-	-	-	-	-	-	-	-	-	8,920	10,689	1,769	8,972	10,689	1,717
2021-22	765	8	757	965	1722	-	-	-	-	-	-	-	-	-	10,110	12,411	2,301	10,610	12,411	1,801
2022-23	940	3	937	1,006	1943	-	-	-	-	-	-	-	-	-	11,300	14,354	3,054	12,383	14,354	1,971
2023-24	912	5	907	1,108	2015	-	-	-	-	-	-	-	-	-	12,470	16,369	3,899	14,209	16,369	2,160
2024-25	602	1	601	1,304	1905	-	-	-	-	-	-	-	-	-	13,640	18,274	4,634	15,456	18,274	2,818

Total Requirement 2011-28	19,374
Housing Delivery to 31st March 2025	18,274
Total remaining requirement 2025 – 28	1,100
SHLAA sites 2025 – 28	5952
Windfalls inc sites less than 5 dwellings 2025-28	309
Demolitions 2025-28	-30
Lapsed/non-implementation of sites not under construction	-154
Potential delivery 2025-28	6,077
Total potential delivery over plan period 2011 – 28	24,351

Total Requirement 2011-30	21,986
---------------------------	--------

Housing Delivery to 31st March 2025	18,274
Total remaining requirement 2025-30	3,712
SHLAA sites 2025-30	7,570
Windfalls inc sites less than 5 dwellings 2025-30	1679
Demolitions 2025-30	-50
Lapsed/non-implementation of sites not under construction	-195
Potential delivery 2025-30	9,004
Total potential delivery over plan period 2011-30	27,278

Breakdown of Supply 2011 to 2028

Under Construction	2,522
Current Full Permission	2,241
Current Outline Permission	751
prior approval	25
Perm. awaiting Sect. 106	0
Permission in Principle	0
Local Plan Allocation	242
10 or more dwellings without planning permission	171
less than 10 dwellings without planning permission	0
TOTAL	5,952
- Total Demolitions	30
+windfalls inc sites less than 5 dwellings	309
-Lapsed/non-implementation of sites not under construction	154
Completions 2011-25	18,274
Completions 2011-28	24,351

Breakdown of Supply 2011 to 2030

Under Construction	3,242
Current Full Permission	2,956
Current Outline Permission	751
prior approval	25
Perm. awaiting Sect. 106	0
Permission in Principle	0
Local Plan Allocation	391
10 or more dwellings without planning permission	205
less than 10 dwellings without planning permission	0
TOTAL	7,570
- Total Demolitions	50
+windfalls inc sites less than 5 dwellings	1,679

-Lapsed/non-implementation of sites not under construction	195
Completions 2011-25	18,274
Completions 2011-30	27,278

Breakdown of Supply 2025 to 2041

Under Construction	3,767
Current Full Permission	3,491
Current Outline Permission	751
prior approval	30
Perm. awaiting Sect. 106	25
Permission in Principle	0
Local Plan Allocation	3,127
10 or more dwellings without planning permission	3,226
less than 10 dwellings without planning permission	87
TOTAL	14,504
- Total Demolitions	160
+windfalls inc sites less than 5 dwellings	9,214
-Lapsed/non implementation of sites not under construction	483
Total 2025/41	23,075